

July 17, 2007 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07PR0405

Rob Chesson
(Bailey Park-Rastek)

Clover Hill Magisterial District
11601 Hull Street Road

REQUEST: Approval of building elevations, lighting plan, and landscape plan as required by Conditions 4, 5 and 7, respectively, of Zoning Case 85S074, for eight (8) retail and office/warehouse buildings totaling approximately 77,240 square feet.

RECOMMENDATIONS

Building Elevations:

Staff recommends approval of the architecture subject to two (2) conditions for the following reasons:

REASONS:

1. Zoning Condition 4 of Case 85S074 requires that all buildings have an architectural style and employ materials and colors that are compatible with the adjacent residential development. Staff is supporting the applicant's request to upgrade the architecture materials to use masonry in lieu of siding and pre-finished green standing seam metal roofing in lieu of asphalt shingle as shown in Exhibit A.
2. Staff does not agree that Exhibit B currently addresses Condition 4 of zoning Case 85S074. Exhibit B represents the larger buildings on the site that cannot incorporate a full roof and use only a parapet wall hiding a flat roof. Staff can support inclusion of a parapet design as long as the green standing seam metal roofing is used to create gable or hip roofs at visible locations with tower elements, false roofs, or canopies attached to the wall or parapet.

ARCHITECTURE CONDITIONS

1. Buildings 1, 2, 4 and 8 shall be of a design similar to the elevation labeled as Exhibit A. (P)
2. Buildings 3, 5, 6 and 7 may include parapet walls as shown in Exhibit B as long as green standing seam metal roofing is used to create gable or hip roof design elements at visible locations with tower elements, false roofs, or canopies attached to the wall or parapet as approved by the Planning Department. (P)

Lighting:

Staff recommends approval of the lighting plan and light fixture types subject to one (1) condition for the following reasons:

REASONS:

1. All lighting fixtures, including pole and building mounted lights, are full cutoff light fixtures that minimize the view of the light source from off-site.
2. To further minimize light spill in the direction of residential areas, recommended lighting Condition 1 limits the mounting height of light fixtures to twenty (20) feet and requires pole-mounted lights nearest residential areas to include a house side shield.

LIGHTING CONDITION

1. All pole and building mounted light fixtures shall be mounted no higher than twenty (20) feet above grade. Pole-mounted light fixtures within 100 feet of a residential property shall include a house side shield.

Landscaping:

Staff recommends approval of the landscape plans subject to two (2) conditions for the following reasons:

REASONS:

1. Per recommended Landscaping Condition 1, the existing trees that were removed in the front setback along Hull Street Road are shown on the plan as being replaced by landscaping equaling two (2) times perimeter landscaping C.
2. With recommended Landscaping Condition 2, an inspection of the seventy-five (75) feet buffers will be accomplished during the late fall to better determine the need for supplementary evergreen tree plantings to provide a year round screening of the proposed uses as required by Condition Three (3) of zoning Case 85S074.

3. The plan shows existing trees being saved along North Bailey Bridge Road that far exceed the thirty (30) feet buffer as required by Condition 7 of 85S074.

LANDSCAPING CONDITIONS

1. The front setback along Hull Street Road shall be landscaped at a rate of two (2) times Perimeter landscaping C. (P)
2. The buffer areas adjacent to buildings seven (7) and eight (8) shall be inspected in late fall 2007 by the Planning Department to determine the amount of supplemental evergreen landscaping the applicant shall provide to accomplish year round screening of these buildings. Evergreen landscaping shall be planted in early spring 2008. (P)

GENERAL INFORMATION

Associated Public Hearing Case:

85S074 – A.L. Hendricks

Developer:

Rob Chesson

Design Consultant:

Balzer & Associates, Inc. - Civil Engineer
Freeman Morgan Architects - Architect

Location:

East line of North Bailey Bridge Road, approximately 225 feet south of Hull Street Road.
GPINs 742-682-0990 & 741-682-7334.

Existing Zoning and Land Use:

C-5 and O-2; vacant.

Size:

20.2 acres

Adjacent Zoning and Land Use:

North and West: C-5; commercial and vacant
East and South: R-9; single family residential

BACKGROUND

The applicable conditions from the zoning case are listed below:

Zoning Case 87S074 Condition 4:

“Buildings on Lots 5, and 7 through 12 shall not exceed a height of two stories. Buildings on other lots shall not exceed a height of three stories. Buildings shall have an architectural style and employ materials and colors which are compatible with the adjacent residential development. In conjunction with schematic plan review, elevations and color samples or colored renderings shall be submitted to the Planning Commission for approval.”

Zoning Case 87S074 Condition 5:

“Outdoor lighting shall be low level and positioned so as not to project into adjacent residential development. In conjunction with schematic plan review a lighting plan shall be submitted to the Planning Commission for approval.”

Zoning Case 87S074 Condition 7:

“A thirty foot buffer shall be maintained along North Bailey bridge Road. Within this buffer, ornamental trees and shrubs shall be planted. This vegetation may be supplemented with an earth berm. In conjunction with schematic plan review, a conceptual landscaping plan depicting this requirement shall be submitted to the Planning Commission for approval. Detailed landscaping plans shall be submitted to the Planning Department for approval in conjunction with final site plan review. This buffer may be installed in conjunction with the phasing of the development. The buffer width shall be exclusive of any utility easements or rights of way. With the exception of a single freestanding sign identifying the development and a public road, there shall be no facilities permitted in the buffer.”

With regards to architecture, Condition 4 of Case 87S074 states that architecture shall have an architectural style and use materials and colors that are compatible with adjacent residential development. The adjacent houses are one (1) and two (2) story houses without a clear identifiable style and are primarily constructed with different types of siding with asphalt shingle roofing. The applicant seeks to upgrade to masonry and use a green standing seam metal roof as shown in Exhibit A. The appearance is similar to commercial buildings in Bellgrade at Huguenot Road and Robious Road. Staff believes that this appearance is compatible with residential development and will establish a strong image for the project. Some of the buildings to the interior of the site are larger in width and are not as visible to public roads and adjacent residential development. The applicant has

proposed that these buildings use only a parapet wall to screen the flat roof. Staff believes that this is not abiding with Condition 4 of Case 87S074. Staff does believe that certain angles of view of these wider buildings should incorporate roof design elements to make the appearance compatible with the more visible Bellgrade style buildings proposed on the site. Staff recommends Architecture Condition Two (2) to address the inclusion of roof design elements into the elevation labeled as Exhibit B.

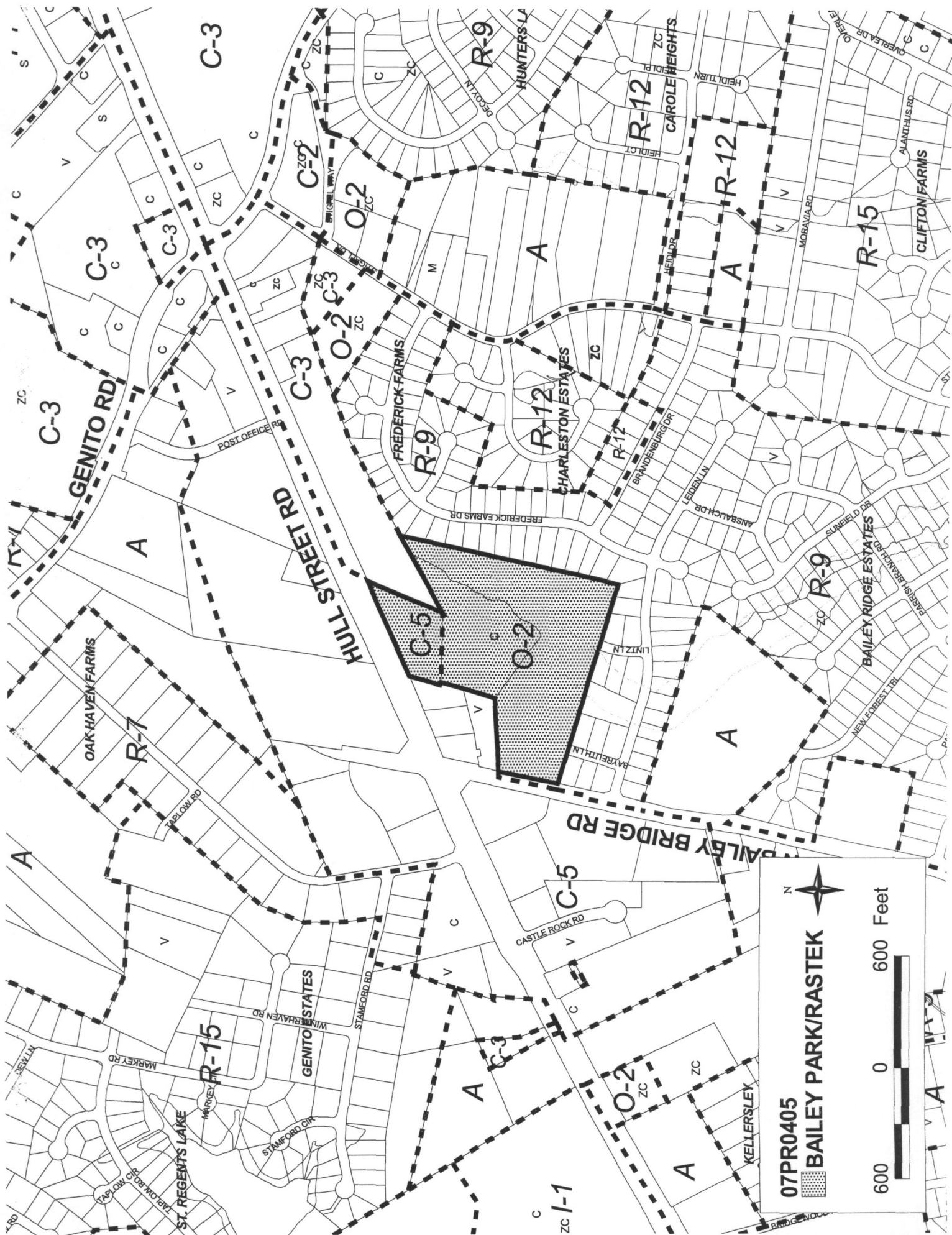
The zoning condition about lighting (Condition 5) requires lighting to be low level so as not to project light into adjacent residential development. The one (1) lighting condition recommended above by staff ensures all building and pole mounted lights are limited to a twenty (20) feet high mounting height above grade and that house side shields will be added to pole lights closest to residences.

The zoning condition about landscaping (Condition 7) only addresses a thirty (30) feet buffer along Bailey Bridge Road. The site plan and landscaping plan show that a much larger tree save area is occurring along Bailey Bridge Road with additional landscaping at the new entrance into the development. The applicant has provided an overall landscaping plan that addresses a plan review requirement by staff for the replanting of the setback along Hull Street Road at a rate of two (2) times Perimeter landscaping C. Lastly, staff recommends a condition that requires a Planning Department inspection of the seventy-five (75) feet buffers adjacent to the residences in late fall to determine how much evergreen landscaping should be installed to provide year round screening (per Condition 3 of zoning Case 87S074).

CONCLUSIONS

Staff recommends approval of the building elevations with two (2) conditions; approval of the lighting plan with one (1) condition; and approval of the landscape plan with two (2) conditions.

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DRAWN BY: SFH
DESIGNED BY: DJL
CHECKED BY: DJL
DATE: 07-10-06

REVISIONS:
8-29-06
01-18-07
04-11-07

COMPL. 41-60

SHEET NO.

14

JOB NO.

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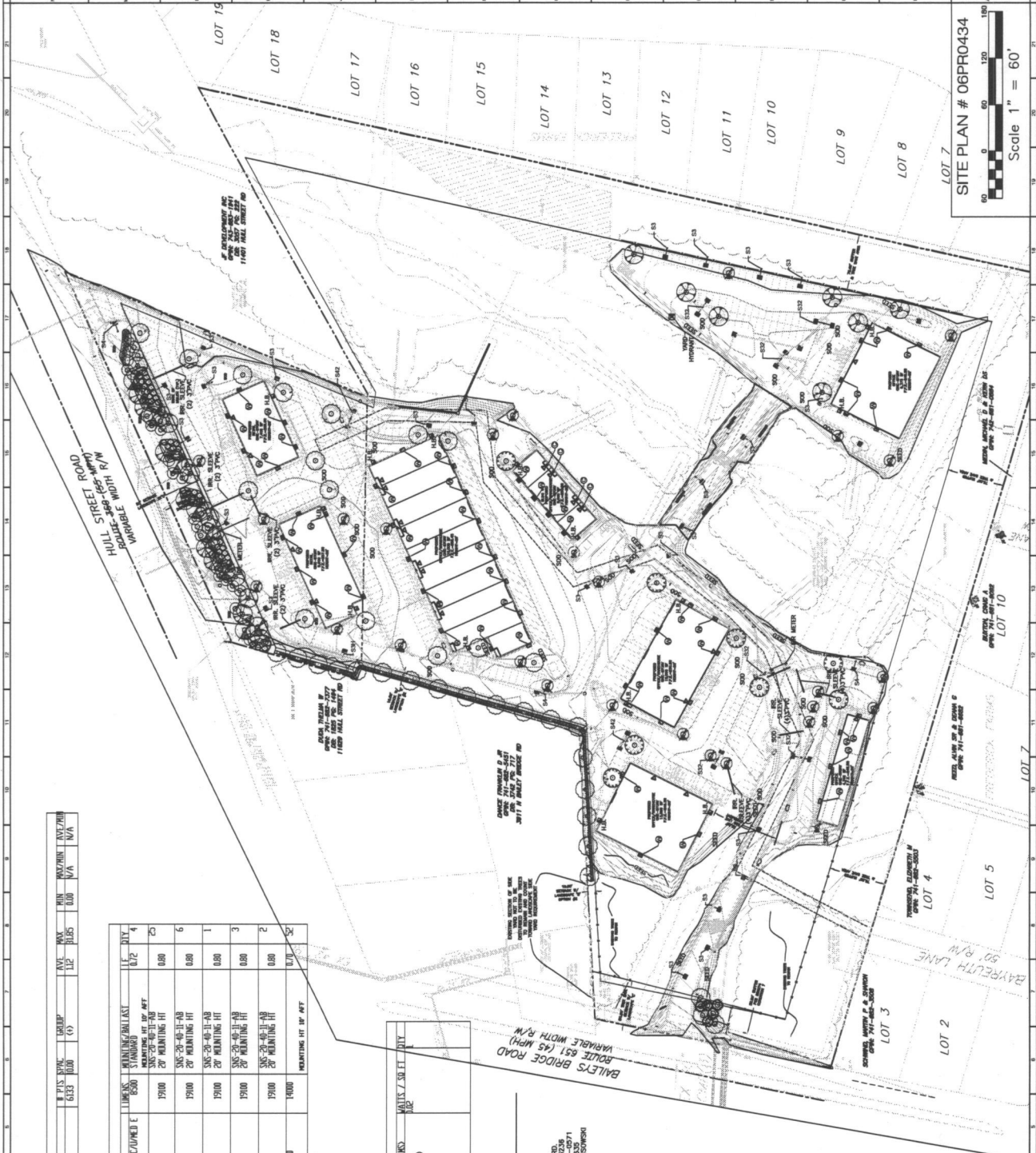
CALCULATED SUMMARY								
AREA NAME	DIMENSIONS	GRID / TYPE	# P'S SYM.	GROUP	AVE	MIN	MAX/MIN	AVE/PH
PARKING AREA	283.00x166.00ft	New Grid / H-H	6.33	(+)	11.2	0.00	N/A	N/A

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GENERAL LANDSCAPE NOTES

1. SITE ADDRESS: 11601 HULL STREET ROAD
CHESTERFIELD COUNTY, VIRGINIA
 2. OWNER: ROB CHESNON
279 PEMBROKE LANE
RICHMOND, VIRGINIA 23238
PHONE: (804)400-4614
FAX: (804)784-8730
- AGENT: BALZER & ASSOC.
501 BRANCHWAY RD.
RICHMOND VA 23236
PHONE: (804) 794-0571
FAX: (804) 794-2635
CONTACT: DAVID LISOWSKI

LIGHTING VIRGINIA
DESIGN BY: ANNE WILKINSON
PHONE# 804-379-7777
FAX# 804-379-7778
EMAIL: anne@aplite.com
CONTACT: ANNE WILKINSON



107 /
SITE PLAN # 06PR0434

Scale 1" = 60'

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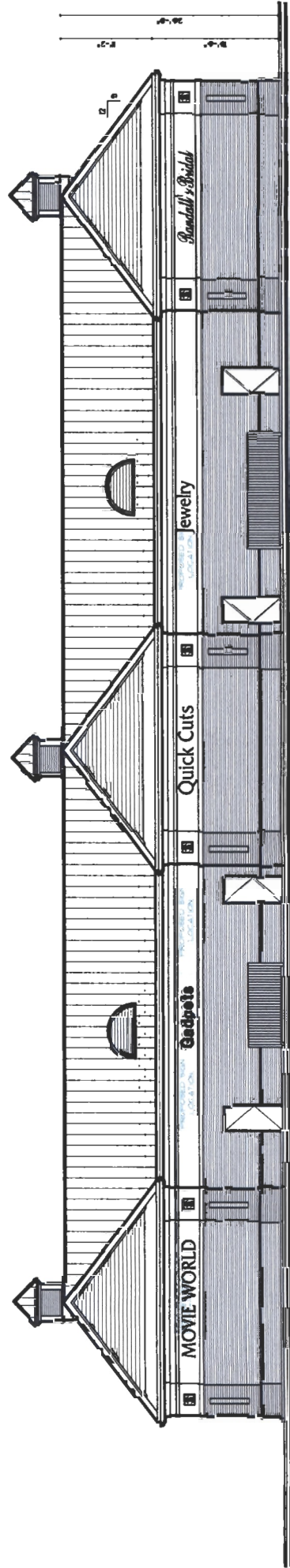


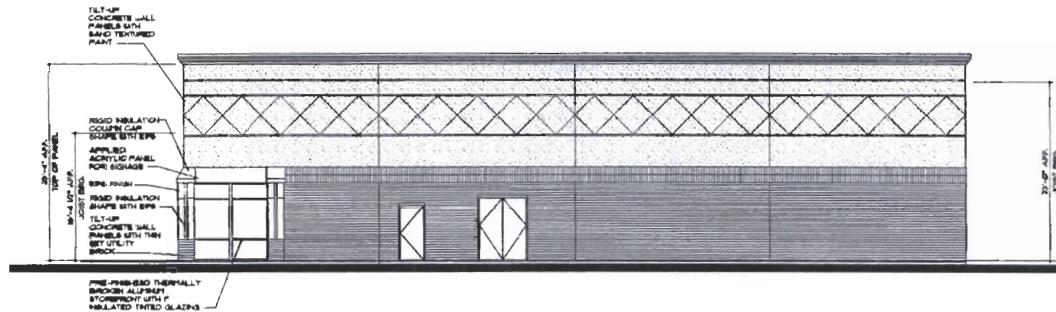
Exhibit A

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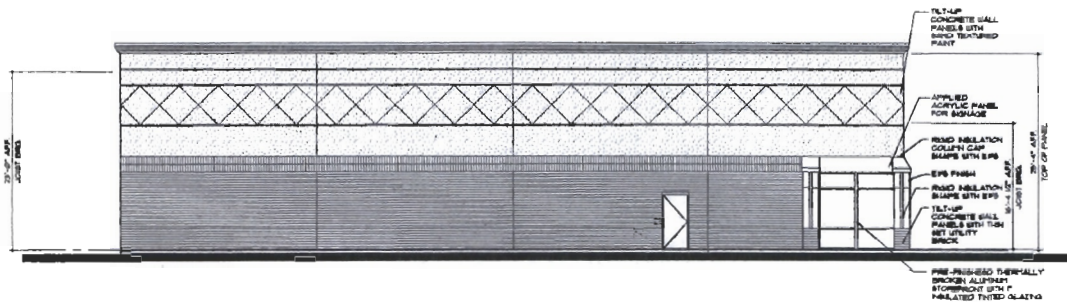
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



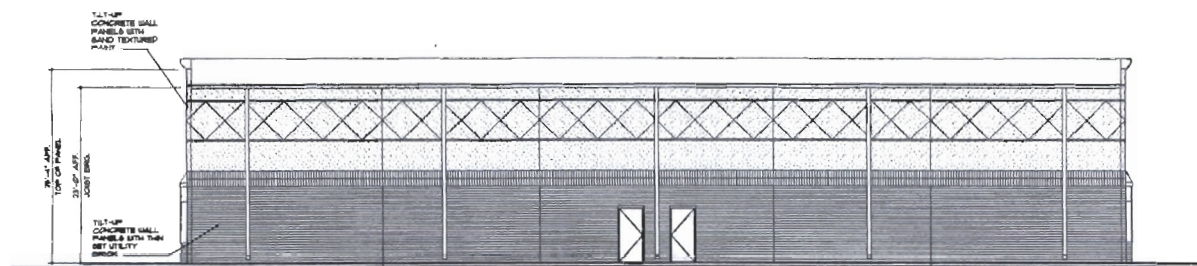
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



PUMP IT UP
RASTEK CENTER BUILDING 6
HULL STREET ROAD AND BAILEYS BRIDGE ROAD
CHESTERFIELD COUNTY, VIRGINIA

Exhibit B